

Debbie Beadle

From: Evan Maxim
Sent: Tuesday, June 12, 2012 3:23 PM
To: Debbie Beadle
Cc: Kamuron Gurol; Susan Cezar; Kathy Curry; Carl de Simas
Subject: FW: Morelli Property
Attachments: 94117-slo1-6-11-2012.pdf; morelli 061212.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

FYI –

Public comment for ECA

*Evan Maxim
Senior Planner
City of Sammamish
425.295.0523*

From: Marc Angelillo [<mailto:marca@steelheadrealestate.com>]
Sent: Tuesday, June 12, 2012 3:06 PM
To: Evan Maxim
Cc: 'Panfilo Morelli'
Subject: Morelli Property

Evan – please see the attached letter and topo maps. Best regards, Marc

Marc Angelillo
Steelhead Real Estate Partners LLC
2607 Second Avenue, STE 300
Seattle, WA 98121
(206)979-3597

EXHIBIT NO. 131.

June 12, 2012

Evan Maxim
Senior Planner
City of Sammamish
Sammamish, WA

Steelhead



Real Estate Partners

Re: 3620 196th Ave NE, Sammamish, WA

Dear Mr. Maxim:

I am writing to you regarding the property that the Morelli Family owns at the address listed above. The property is located in the City of Sammamish. The King County Parcel Number is 202506-9009. Panfilo and his family have owned this parcel since 1965. They have been interested in developing the property in a sensitive manner for many years, but have been blocked by the Erosion Hazards Near Sensitive Waterbodies critical area overlay first imposed by King County and then the City of Sammamish following incorporation. In anticipation of development, prior to the overlay being imposed, they joined and began paying on a LID for future sewer service for 40 residential lots. This LID is now paid in full.

We understand that the Planning Commission is currently considering under what circumstances to recommend to the City Council to allow limited development in the Erosion Hazards Near Sensitive Waterbodies critical area overlay. We continue to be very interested in working with the City to develop the property with single family lots that are sensitive to the surrounding environment.

The property has an average slope of 17% across the entire property. We believe approximately 5 acres of the property is reasonably developable. A significant portion of the property has a slope of under 17%. I have enclosed a shaded topo map to indicate the areas below 20%. It is our goal to develop the areas with a slope of less than 20%, although access will have to cross some steeper area. We believe appropriate mitigation measures can be put into place to allow development in these areas without negatively impacting the surrounding environment including Lake Sammamish and its tributaries. Our specific request is to:

1. Allow development in the areas of less than approximately 20% slope with appropriate mitigation measures; and
2. Allow access to the these areas with minimal slope across steeper sloped areas with appropriate mitigation measures.

Panfilo will be attending the Planning Commission meeting on June 14 to present this request in person and answer any question you may have about our property and our future development plans. Thank you for your consideration.

Best regards,

Marc Angelillo on behalf of Panfilo Morelli and his family



